

MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
October 17, 2003

Redevelopment Commission members present: Steve Belter, Earle Nay, Patsy Hoyer, and Barbara Cook. Also in attendance: Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw and Cindy Loerbs-Polley of the Development Department, City Council member Patti O'Callaghan, Tom Gall of TJ Gall & Associates, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:35 pm.

OLD BUSINESS

Mr. Belter stated that the first item of business is the approval of the minutes from August 22nd. Mr. Nay made a motion. Ms. Cook seconded. Mrs. Hoyer requested a correction to page 5, seventh paragraph, *gentile* should be *genteel*. The motion passed unanimously 3-0 with said corrections.

Mr. Nay made a motion to approve the minutes from August 29th. Ms. Cook seconded. Mr. Belter requested a correction to page 3, first paragraph, *whole* should be *hole*. The motion passed unanimously 3-0 with said corrections.

Mr. Nay made a motion to approve the minutes from September 11th. Mrs. Hoyer seconded. Mr. Belter requested a correction to page 3, sixth paragraph, *youre* should be *your*. The motion passed unanimously 3-0 with said corrections.

NEW BUSINESS

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Cook seconded.

Mr. Gall stated that you can draw from these the percentage of completion. The majority of them are within a few percent of being complete. The last segment of the northwest greenway was billed at 63% of the section of trails. They are very close to paving. That portion was the last thing that we wanted to get finished up. Milestone has changed the material from gravel to stone because the gravel won't dry now. They are up to a more expensive material so that they can continue to make process. Mr. Belter asked for the difference between gravel and stone. Mr. Gall answered that gravel has soil, clay, and dirt components that absorb water and stone doesn't. Mr. Bauman stated that Milestone has done a great job in keeping this project moving forward.

Mr. Belter stated that he is aware that the ribbon cutting for the trails was on Wednesday. He asked Mr. Payne if we are getting relatively close to completion. Mr. Payne stated that we have a segment that we are sitting on because we have some issues of existing structures that are owned by neighbors that are in the trail so we have to work some of those things out. I don't see any reason why we won't still finish on time. The

construction will all be done this construction season but there are numerous small items left to do. This project has been very extensive and complex with a lot of drainage problems. We found a couple of drainage pipes that we didn't know existed in the process as well as a few phone lines. We will be finishing some berming work in the Celery Bog Nature Area. They will be building a piece of trail to make connection to our trail from University Place. We will also be redoing the top coat; the surface piece on Cumberland Avenue. We are still waiting on sign frames for the orientation signs. They may come in today. As the signing is finished for the construction going on for the traffic control for the trail users, we will finish installing a few more signs.

Mayor Margerum stated that she wanted to call the Commission's attention to the plaques that we received from the National Park Service. The trail is part of the National Trail System. I believe that there are 23 others awarded this year. I also wanted to thank the Redevelopment Commission for all the work that you've done in providing the funding and the oversight on the trail system because I think it has been heavily used by everybody long before we even finished it. You can go for 11 miles now on a safe trail system.

Mr. Belter asked Mr. Gall how we are doing in the Research Park, Phase II Infrastructure. Mr. Gall stated that the last section of a roadway got poured today. It's a section that they've left out so that they can pass back and forth. It is our intent to open those streets before the end of this month. The bricks are in the process of being laid. They were completed along the trail segment along Kalberer. Almost all of the items are finishing out. We are waiting on signage and striping to happen. We hope to open it up in this last week of October.

Mr. Belter asked if Mr. Payne and Mr. Gall feel that these are all appropriate to be signed. They answered yes; Mrs. Martin always checks them as well. The motion passed unanimously 3-0.

Mr. Belter stated that the next item of business is the change order and asked Mr. Gall for the information. Mr. Gall stated that primarily we have two major items. One is an addition of a path for better access. Mr. Payne stated that shelter #2 is the one where we added an access piece of trail and it's the one nearest the maintenance barn in Cumberland Park. Mr. Gall stated that the second item is an overlay along Cumberland Avenue on existing trail that needs repairing. The last item is some landscaping items.

Ms. Cook made a motion to approve the change order. Mr. Nay seconded. The motion passed unanimously 3-0.

The next item of business is the additional appropriation for the KCB Surplus Fund. Mr. Nay made a motion to adopt Resolution RC-2003-5. Ms. Cook seconded.

Mr. Bauman stated that this is the appropriation of the City's share for some additional construction and engineering. It took a little bit longer to finish the work on Lindberg Road than the contract was originally written for. The other 80% share of this, which is Federal funds, has already been appropriated by the Council. Mr. Belter stated that this is essentially one of the clean up bills for the finishing of Lindberg Road.

Mr. Belter opened a public hearing on the appropriation of \$10,000 for Lindberg Road. Are there any comments?

Ms. Cook stated that the portions of Northwestern to Sheridan are much safer and better now with it being wider. I am very appreciative of that.

Mr. Nay asked if the finish coat will be going on that. I noticed that the gutters are about an inch higher than the pavement. Mr. Gall asked when the last time was that he was out there. Mr. Nay answered three weeks. Mr. Bauman stated that it has been done since then and is on there now.

Mr. Belter asked if there were any other comments from the public. None were made. The public hearing was closed.

Resolution RC-2003-5 passed unanimously 3-0.

Mr. Belter stated that the next item of business is the additional appropriation for the Levee/Village Allocation Fund. Mr. Nay made a motion to adopt Resolution RC-2003-6. Ms. Cook seconded.

Mr. Bauman stated that there is an amended version. The reason for it is because originally we requested and advertised for \$169,070 and we are reducing that to \$160,000. Some of the items are expected to cost less than the original estimate. Also, part of the work for Heritage Trail, which we've expected to build based on a quote, came in too high and that will be re-bid at a later time. Corrections were made to correct the difference.

Mr. Nay asked what the status is with the street lighting at the crossing for Tapawingo. Mr. Gall stated that the manufacturer said if you'll just let us send to you revised stuff, snow plows won't plink it out of the ground as soon as you put it down. Apparently, in the three years since it's been ordered and waiting to be put in since we were going to do that as part of the first phase, they have improved this product and the manufacture has requested that they be allowed to swap it out at no cost to the project. Those were just received earlier this week and they should be out there for the installation the middle of next week for the in-pavement markings as well as the overhead.

Mr. Nay made a motion to amend the original Resolution RC-2003-6 to lower the cost to \$160,000. Ms. Cook seconded. The motion passed unanimously 3-0.

Mr. Belter opened a public hearing on the appropriation of \$160,000 for the Levee/Village TIF District to cover the construction of the utility building in Tapawingo Park, the Brown Street median in front of the movie theater, and the completion of the Wabash Landing pedestrian walk through. Are there any comments? None were made. The public hearing was closed.

Resolution RC-2003-6 passed unanimously 3-0.

Mr. Bauman stated that Scotty's is close to finishing the brick work. After that they will finish the effuse work and then Milestone can start the walkway. Mr. Gall stated that Milestone will be on site Monday morning. The mason contractor stated that they will try to get out of their way by then.

Mr. Belter asked if Scotty's has windows in yet. Mr. Bauman stated that they have part of them. I think the upper level is in but not the lower level yet. They have also done

a tremendous amount of interior work, unlike a lot of projects where they do the exterior first and then move inside.

Mr. Gall stated that he believes that their schedule is for the construction organization to turn the building over to the restaurant owner in mid to late November. They will then spend several weeks in getting open. They are very firm in their preparations and they'll not open until they're ready. I don't believe that they are expecting to open until near Christmas.

Mr. Nay asked if this will complete all the sidewalk and landscaping work for this project. Mr. Gall said yes depending on the time of year because it is an INDOT project. We may not be allowed to finish planting because it might be after their deadline. We won't have any choice but to come back and finish that in the spring. We will continue to have clean up work from a paper work/financial standpoint as INDOT does their project close out review. We are told that it could go on for up to three years, which means that we could potentially not get INDOT's bill for three years. Mr. Belter asked if that means that we are waiting three years to when we have to finish paying them or we're waiting three years till they reimburse us. Mr. Gall answered it's until we finish paying them or until they request anymore money. They haven't requested all of the change orders that have been signed on this. Money has been purchase ordered and it's in place, but they have not yet asked for it.

Mr. Nay asked about the signage and other modifications in the garage. Mr. Andrew stated that we are working on that right now. We have new samples for monument signs that just came today and we are getting a new design for that to try to bring the price down. Mr. Gall stated that the garage signage is about 95% done. We have some wayfinding signage that we are getting ready to price that we've been modifying designs on to hopefully bring the costs down.

Mr. Nay stated that with the potential plans to do away with the large ½ block parking lot on Lafayette's side across from the plaza, the paper mentioned that there was expectation that there would be more space on the west side of the river, what would that mean to the city and to the parks and to whatever we are doing down there? Do we need to change our plans to accommodate more of the festival activities that go on in Riehle Plaza since they are losing a whole ½ city block? Mr. Payne stated that there has actually been a committee formed to look at that. I met with two of the festival planning groups last year to see about expanding over and as progress moves on they are going to get ready. We anticipated that extensively when we did the skating center and pavilion and particularly all of the wiring and the locations of that. There are some issues that need to be worked out with what roads might be closed and how traffic flows, but I think that it can all be worked through. I don't know that any of our current plans need altered. Finishing the public space will help things as well. Mr. Andrew stated that West Lafayette and Lafayette have convened a committee of all representatives for all the festivals. Mr. Belter stated that it is clear that West Lafayette invites and is looking forward to having some of the downtown festivals spill over onto our side of the river, not only to take advantage of the park and our improvements but also to make use of bringing people down to Wabash Landing. Mr. Bauman stated that there was a period in time when we weren't in a position to do that because of all the construction work going on. Now we are ready to do that with the pedestrian bridge being the pivot point between activities on both sides.

Mr. Belter stated that the next item of business is the additional appropriation for the Sagamore Parkway Allocation Fund. Mr. Nay made a motion to adopt Resolution RC-2003-7. Mrs. Hoyer seconded.

Mr. Belter stated that this calls for the expenditure of up to \$6,100 for road improvements on the access road. Mr. Andrew stated that this is an area in front of University Square where trucks have not been making the corner and they are driving over the median. Mr. Nay asked if the work is done. Mr. Andrew answered yes, this work is completed.

Mr. Belter opened a public hearing on the appropriation of \$6,100 for the Sagamore Parkway District. No comments were made. The public hearing was closed.

Resolution RC-2003-7 passed unanimously 3-0.

Mr. Andrew stated that he would like to ask the Commission's permission to sign the final amendment to the final plat for Wabash Landing. Mr. Bauman stated that this is a re-platting to conform to the as built conditions. As you remember, one of the changes in those conditions was that we had a lot for a pre standing building G and in fact they added on to building A. We are going to re-plat the lots to conform to what got built. When we signed the documentations originally, we said that we all agreed to do this because we knew that it would have to be done. Mr. Gall added that this is an APC requirement. Mr. Belter stated that you have to start with an approximate planning but as building sizes and positions change, you have to actually bring the platted boundaries into conformance with what was actually built. Mr. Bauman stated that as you may recall, we did a previous amendment to allow the horizontal property regime with the piece of property that was sold to the child care. We are working on what the surveyor tells us.

Mr. Nay made a motion to authorize Mr. Andrew to sign on behalf of the City and the Commission on the re-plat once he's had a chance to review it. Ms. Cook seconded. The motion passed unanimously 3-0.

Mr. Belter stated that our next meeting is scheduled for Monday, November 24th at 12:30 pm.

Mr. Belter asked if the 15th of December for the following meeting would be too early. Mr. Gall stated that the City has claims deadlines for the end of the year. Mrs. Rhodes stated that we make exceptions to bodies that have irregular meeting schedules, and this would be one of those.

The Commission scheduled their following meeting for Monday, December 15th at 12:30 pm.

Mr. Payne stated that we are going to try to do another ribbon cutting on another trail on the 28th at 5 pm for the completion of the piece that goes through Happy Hollow.

Mr. Belter asked if there was any public comment for the Commission. Ms. Shaw stated that the Dickens Christmas, which is a DBC festival, will be participating with Wabash Landing this year for the first time on Saturday, December 6th. It is a small festival, but the first one coming over. There will be stages outside of Borders with

musicians performing from 10 am to 5 pm. There will be characters skating on the rink. Wabash Landing's management is doing the lighting this year for Christmas in time for the holiday lighting downtown and it's all the hilltop to hilltop participation and sharing of this festival. The Christmas parade is on Sunday, December 7th.

Ms. Cook asked if the bridge will be decorated. Ms. Shaw stated that there is a problem with decorations leaving the bridge. In the past they've put small trees in the planters and they would be gone. I'm not sure how much decoration will be on the bridge itself. There will be pendants on the light posts that may have a snowflake theme so that they can stay up all winter and not just during Christmas. They may go up at the rink and possibly for Tapawingo.

Mr. Payne stated that the Hilton is running a special getaway package that includes four passes to the skating rink and four cups of hot chocolate from Panera this winter season. I believe it is beginning on December 1st and continues into March.

No other comment was made. Ms. Cook made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 1:32 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp

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